



**WEST ATLANTIC REDEVELOPMENT COALITION (WARC)**  
**Thursday, October 27, 2016; 6:00pm**  
**First Floor Conference Room – City Hall - 100 NW 1<sup>st</sup> Avenue**

**MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Joycelyn Patrick	Chuck Ridley	Sheppard Gross
Dorothy Ellington	Alfred "Zack" Straghn	Peter Perri
Ann Stacey-Wright	Patricia Wright	

**BOARD MEMBERS ABSENT**

Stephanie Immelman	Liaison Reggie Cox
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**STAFF PRESENT**

Kristyn Cox	Mark McDonnell	Amy Alvarez
Jeff Costello	Jennifer Costello	Susan Shaw
Bill Wilsher	Elizabeth Burrows	

**OTHERS PRESENT**

Lulu Ramadan	Bonnie Miskel	Steve Michael	Rick Gonzalez
Estelio Brito	John Szerdi	Glenn Mize	Claudia Willis
Alexandra Wayne	Bonnie Dearborn	Joy Howell	James Taylor
JoAnn Peart	Dwayne Randolph	Dan Sloan	Otis Payne
Dorcas Lucien	Cheryl Haywood	Jackie Fernandez	Erica Gordon
Evelyn Dobson	Kelly Barrette	Dorcas Lucien	

1. **Call to Order** – by Chairwoman Joycelyn Patrick at 6:05 pm.

2. **Prayer** – Opening prayer was given by Alfred Straghn

3. **Approval of Agenda**

Ms. Stacey-Wright requested item #13 be moved to item #5B. Mr. Straghn made a motion to approve the Agenda as amended which was seconded by Ms. Stacey-Wright and unanimously approved.

4. **Approval of Minutes – October 27, 2016 Board Meeting**

Mr. Ridley made a motion to approve the minutes which was seconded by Ms. Stacey-Wright and unanimously approved.

5A. **Public Comments**

- Jennifer Costello with Delray Beach Community Improvement announced that there will be a group of organizations and residents coming together with Wayne Barton to feed families and kids for Thanksgiving. The goal is 3,000 turkeys this year, and she welcomed phone calls recommending any organizations to contact.

- Lulu Ramadan of the Palm Beach Post introduced herself and noted she will be covering stories in Delray Beach.

The Board moved further public comments to after item 6 as they pertained to that item.

**5. Swinton Commons, Atlantic Avenue Development & MGM Sundry**  
**A. Certificate of Appropriateness**  
**B. Class V Site Plan**  
**C. Alley Abandonment**  
**D. Conditional Use for Residential-type Inn**

**Summary:** Mr. John Szerdi, Consulting Architect for Swinton Commons, gave an animated presentation for the proposed mixed use project. In the presentation he noted that two of the historic buildings, The Rectory and Cathcart House, will remain where they are, and the six other historic homes will be re-positioned on the property. Mr. Rick Gonzales, Historic Preservationist, gave an overview of the value of the project to historic preservation, noting that Ms. Bonnie Dearborn, long-time Delray historian, had also been working with him on the project. Steve Michael, principal of Hudson Holdings, also addressed the Board, stating that Hudson Holdings wants to be a partner with the community not just a developer. He pointed out that the project will create economic development for the area and carry the success of East Atlantic to the West Atlantic area. He added that the project will resist gentrification, and has been thoroughly reviewed by Planning & Zoning. Mr. Gonzalez noted that the eight historic homes on the property will be restored to their original appearance and will complement the new development. He also pointed out that the project will provide connectivity with the NE part of town, Old School Square and West Atlantic Avenue.

- Ms. Ellington inquired about the one waiver mentioned by Mr. Szerdi. Mr. Szerdi responded that there are office buildings on the west side next to the parking lot by the library and the buildings are longer than 60 feet so that needs a waiver.
- Mr. Ridley asked Mr. Michael if he owned all the land. Mr. Michael confirmed that he does. Mr. Ridley asked why he feels this project will resist gentrification. Mr. Michael noted that the connectivity will encourage pedestrian traffic, the project will stimulate the economy, create jobs, and increase property values which all contribute to prohibiting gentrification.
- Ms. Anne Stacey-Wright asked about the relocation of the historic homes. Mr. Szerdi replied that the plan is to relocate the homes elsewhere on the property and restore them as an adaptive re-use of the site. He added that the property has been non-productive for years, and this project will create over 400 jobs and over 1600 construction jobs, thereby stimulating further development for the West Atlantic neighborhood. It will help to merge Atlantic Avenue into one downtown. Ms. Stacey-Wright asked about courtyards. Mr. Michael responded that it is going from a 16' alley to a 60' public courtyard with an easement for the City.

- Ms. Patrick asked about a local hiring caveat. Mr. Michael responded there is not one yet but yes he would be agreeable. Mr. Perri inquired if he would be willing to be party to a Community Benefits Agreement and again Mr. Michael said yes.

Mark McDonnel, Assistant Planning Director, reviewed the recommendations from some of the other Advisory Boards that have seen the project plans. The P&Z Board saw it October 17 and recommended approval 6-1 for abandonment of the alley with some conditions which he said appear to have been met, and the conditional use request has not yet gone to P&Z Board. The Historic Preservation Board recommended denial on the alley abandonment and the conditional use, the DDA recommended approval in its entirety and the CRA denied it in its entirety. He noted that P&Z staff is recommending approval and added that the developer is going back to the CRA Board on December 8<sup>th</sup>. CRA Executive Director Jeff Costello clarified that there were only four commissioners present at the CRA Board Meeting, three of whom expressed their opinion and the fourth, the acting chair, wanted to table it until the full board was present. He confirmed it will be on the December 8<sup>th</sup> CRA Board Agenda.

#### **Public Comments:**

- Glenn Mize opposed the project and wanted the rules enacted so Delray will not look like Boca Raton or Ft. Lauderdale
- Alexandra Wayne, owner of the Tea Room on S. Swinton, expressed her dissatisfaction with the developer, noting it is a struggle getting items fixed at her business and that the Kava Bar has been turned into a sober living house.
- Charlene Farrington, Spady Museum, stated the developer does not understand the character of Delray Beach, and that moving a property also moves part of the story/history and asked why the historic buildings can't be restored in place.
- Kelly Barette, felt the project would marginalize the historic district, and that the intent of OSSHAD is largely being ignored. She noted there would be a loss of a sense of time and place in Delray Beach history and to adhere to the LDRs.
- Claudia Willis commented it is a historic district and the rules say no relocation. She provided information on LDRs she felt were being violated.
- Dorcas Lucien, SE 2<sup>nd</sup> Ave., supported the project, saying it would create jobs for a lot of locals and it would make the community safer.
- Dan Sloan, former chair of the Historic Preservation Board, felt it is a massive out of scale project and opposed any alley abandonment.
- Joann Pert, NW 9<sup>th</sup> St., said the purpose of starting the historic district was to prevent this kind of development. She opposed abandoning the alley and referred to the LDRs which prohibit alley abandonment.
- Linda Oxford, 69 year resident, stated that moving the historic houses would destroy coming in from Atlantic Ave. and allowing this project would be a travesty.

Chuck Ridley asked what staff's position was regarding the statements made that the project does not comply with the LDR's as they relate to the historic preservation

district. Mr. McDonnell stated any if there are any technical issues needing to be resolved, they would have to either be waived or be corrected to comply with the LDRs. Ms. Alvarez stated the planned relocations and demolitions as they have been revised are being supported by the department. She noted that demolitions are not expressly prohibited by the LDRs, and that all necessary information needed to permit the demolitions has been provided.

Ms. Bonnie Miskel, Land Use and Zoning Attorney for the developer, stated that the project fully complies with the code, and that it is incorrect that alley abandonment is prohibited. She said that applies to the CBD and this alley is not in the CBD.

After much discussion, board consensus favored needing more information, and having the item taken to the NW/SW Committee for the input of the residents of the neighborhood. Mr. Ridley made a motion to table the item and have it put before the NW/SW Alliance. Mr. Straghn seconded the motion which was unanimously approved.

#### **5B. WARC Board Discussion**

Ms. Stacey-Wright requested her address be corrected on the WARC Board List. She noted that Ms. Patrick has put in her resignation and she felt going forward Mr. Ridley would be a good successor particularly given he has been involved with the CBA from its drafting and can best represent the community with the challenges before the CBA Committee.

Mr. Straghn made a motion to appoint Mr. Ridley as Chairman of the WARC Board which was seconded by Mr. Gross and passed unanimously. Ms. Cox noted a Vice Chair may be chosen. She pointed out there will only be eight members of the Board when Ms. Patrick leaves and the By-Laws call for between 9 and 13 members. Recruitment will begin for Board members.

#### **7. Tree Preservation Ordinance**

Mr. William Wilsher, Senior Landscape Planner in Planning & Zoning, presented the item. After some discussion, Mr. Ridley made a motion to support the Tree Preservation Ordinance which was seconded by Ms. Ellington and passed unanimously.

#### **REPORTS/INFO**

**8. DBPD Clean & Safe Report – No report**

#### **9. CRA WARD Report**

Ms. Cox reviewed the highlights of the report.

#### **10. CIP Projects in The Set Status Report**

Board members will review.

#### **11. Uptown Atlantic Project Status Report**

Mr. Ridley presented the report. He stated that the board must protect the integrity of the CBA, citing top issues as the grocery store and the general contractor for the developer. He noted the developer's desire to terminate the relationship with the general contractor as a violation of the spirit of the CBA. He said the capacity of the GC selected by the developer was never questioned all through the process, yet now is being terminated for insufficient capacity. The developer is now saying because of the GC's inability to be bonded, the developer cannot secure their financing. He commented that at the very least the developer should have properly vetted the GC prior to making him a part of the team. The developer had offered a cure and had asked the original GC to enter into an agreement with another GC who had the capacity for bonding and the developer even named the potential partner. The two GCs came to an agreement, but the notice of termination was received the same day and never had a chance to cure the issue. The spirit is really in question Mr. Ridley noted, and his concern is that the property will be flipped and that could put that property at risk.

Ms. Ellington asked about the Agreement between the CRA and developer. Mr. Costello said there are thresholds coming up such as the financial commitment letter which the CRA attorney has not rejected, so the process is moving forward. The termination date is December 1<sup>st</sup>, and the developer will be giving an update at the November 17<sup>th</sup> CRA Board Meeting. Mr. Perri stated this is why the CBA should go into the RFP and/or the contract to be able to hold them accountable. Ms. Ellington inquired if the developer could flip the property. Mr. Costello responded that once the foundation is in, the right for the CRA to re-purchase the property goes away. Mr. Ridley asked about material changes. Mr. Costello noted the issue is with the attorney, and that some of this will be addressed at the November 17<sup>th</sup> Board Meeting. Mr. Straghn expressed dissatisfaction with the CRA. Mr. Costello stated that the CRA has a legal obligation and have to be careful in proceeding so as not to put the CRA, the community, and the property at risk.

Ms. Cox noted the Annual Report of the CBA from the Community Coalition needs to be worked on as soon as possible. Mr. Ridley suggested he, Ms. Cox and Mr. Perri put together a draft of the report.

## **OTHER BUSINESS**

### **12. WARC Financials – August & September 2016**

Mr. Perri announced there is just under \$7,000 in the bank. Mr. Ridley made a motion to accept the financial report which was seconded by Ms. Wright and passed unanimously.

### **13. WARC Board of Directors Discussion**

Ms. Cox requested the board consider updates to the website since there are some funds available and the board unanimously agreed.

### **14. Delray Beach CRA RFP – Carver Square Housing Development**

Mr. Costello presented the item and reviewed the three options offered for consideration in the redevelopment of the Carver Square site. Staff recommended Option 3, and noted that local hiring preference would be assured. Mr. Ridley said the option is like a living CBA, and made a recommendation to support option 3 in which the CRA will

redevelop the site and procure the general contractor through the RFB process to construct the 19 lots. Mr. Perri seconded the motion which passed unanimously.

### **15. The Set Transformation and Redevelopment Plans Update**

Ms. Cox updated the Board on how this process will tie into the Comp Plan process with the City, noting it will go before the Board sometime in December. The Set Transformation Plan will guide the Redevelopment Plans and will basically be consolidated into one plan, The Set Redevelopment Plan. She noted the CRA is ready to move forward with its consultant utilizing WARC as the host organization for this area. After some discussion, the board unanimously supported moving forward.

### **16. Focus on 5<sup>th</sup> Initiative – Evolving Economic Development**

Economic Development Manager Elizabeth Burrows presented the item, noting the core team includes herself, Ms. Cox and Joan Goodrich, Economic Development Director for the City and the CRA using a capacity building approach. They have identified a list of about 13 different agencies to partner with.

1) intentional activation – make deliberate decisions about what will happen in a space; 2) bring industry training to the corridor to create job opportunities and build individual capacities and serve the community. Two types of industries have been targeted for training – construction and the technological field. For job placement, space will be identified for CareerSource so they will have a presence in the community to connect job seekers and job creators; 3) entrepreneurial development to empower people to create their own opportunities. She noted that Focus on 5<sup>th</sup> will essentially be an incubator for ideas and programs so it can be discovered what works for the community and what does not. The board unanimously supported the initiative moving forward.

### **OTHER BUSINESS**

#### **17. Board Comments –**

Ms. Patrick updated the board that Trunk or Treat will be Monday at Mr. Straghn's business for Halloween.

#### **18. CRA Liaison Comments - None**

#### **19. Chair Comments –**

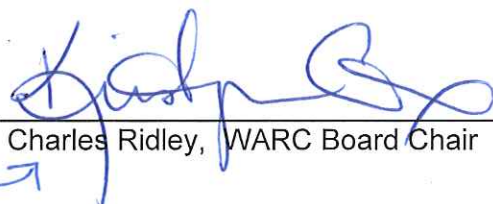
Ms. Patrick stated she received \$3,500 invoice from Jay Wray. It was suggested perhaps it is a proposal for future work which the board has not approved.

#### **20. Adjournment**

There being no further business the meeting adjourned at 9:10 pm.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair